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# City of Detroit

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## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

**THURSDAY, JANUARY 17, 2019 AT 6:00 PM**

to consider the request of the City of Detroit Planning & Development Department to amend Article XVII, District Map No. 42 of the 1984 Detroit City Code, Chapter 61, Zoning, generally located in the area bounded by the rail corridor, Bagley Avenue, and I-75/Fisher Freeway Service Drive, in order to make the area's zoning more consistent with the City's Master Plan of Policies, to limit the influence of intensive industrial uses on adjacent residential uses, and to allow for mixed use residential/commercial development.

In general, the proposed amendments would:

- Rezone land adjacent to the rail corridor between the I-75/Fisher Freeway Service Drive and Bagley Avenue from the M4 (Intensive Industrial District) and B4 (General Business District) zoning classifications to the SD2 (Special Development District, Mixed-Use) zoning classification;
- Rezone land between 20<sup>th</sup> Street and St. Anne Street south of the rail corridor from the M4 (Intensive Industrial District) zoning classification to the M2 (Restricted Industrial) zoning classification; and
- Rezone the east side of 16<sup>th</sup> Street south of Bagley Avenue from the M3 (General Industrial District) zoning classification to the M2 (Restricted Industrial District) zoning classification.

The location of the proposed rezonings are shown on the accompanying map.

The current and proposed district classifications are described as follows:

### **B4 GENERAL BUSINESS DISTRICT**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

### **M2 RESTRICTED INDUSTRIAL DISTRICT**

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between

residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

#### **M4 INTENSIVE INDUSTRIAL DISTRICT**

This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

#### **SD2 SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

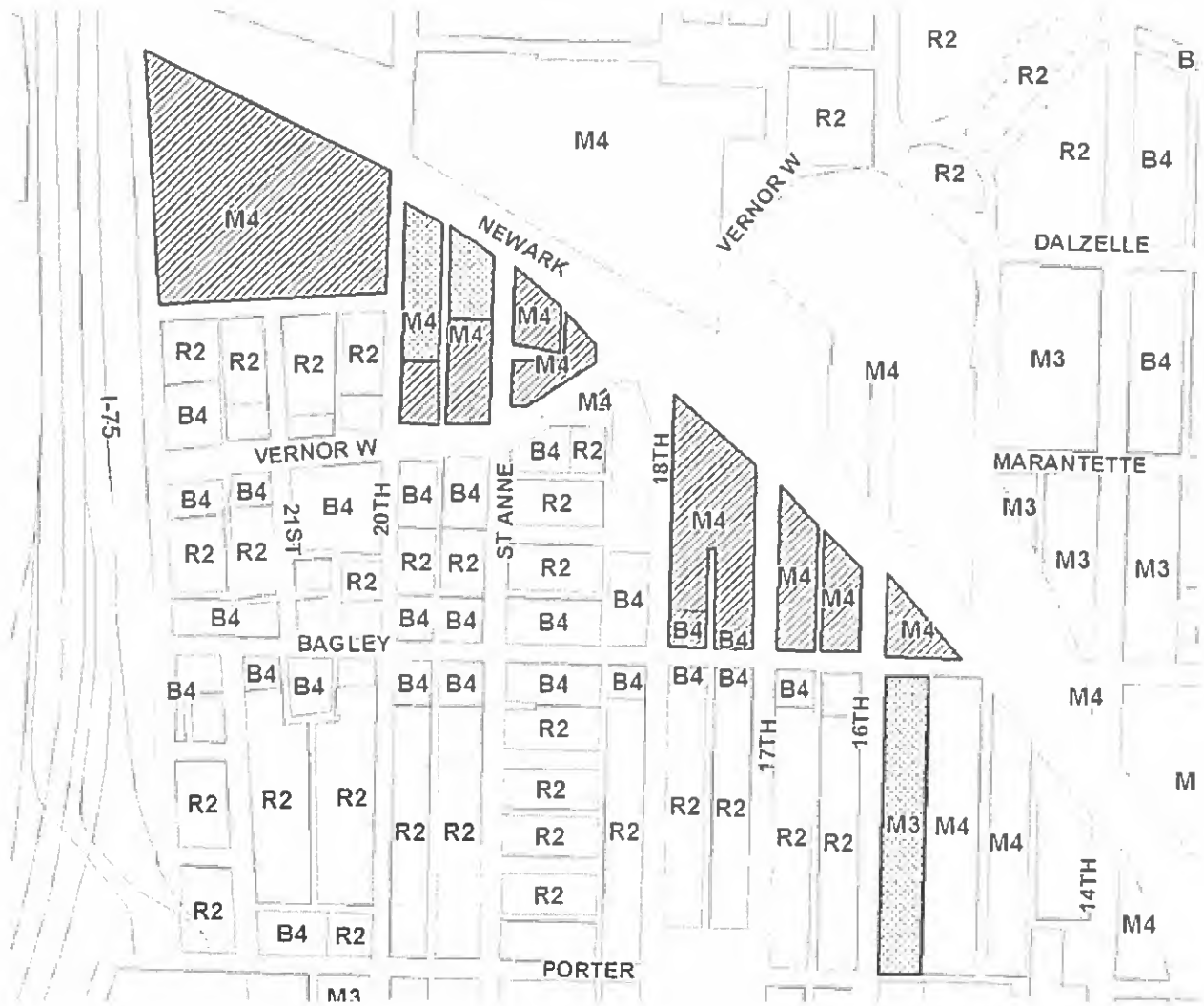
This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 61 of the 1984 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing; 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

For further information on this proposal or the public hearing, please call (313) 224-6225.



 Rezoning to SD2

 Rezoning to M2

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